

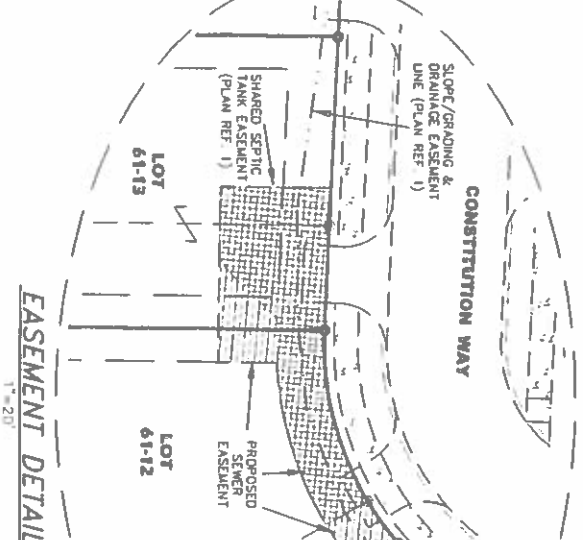
WETLAND CERTIFICATION:

PETER S. SCHWARTZ, CERTIFIED WETLAND SCIENTIST #45, OF SCHWARTZ ENVIRONMENTAL CONSULTANTS, L.L.C. OF LONDON, NH, PERFORMED THE WETLAND MAPPING ON JUNE 2, 2014, ACCORDING TO THE TECHNICAL CRITERIA OF THE COMBINED FEDERAL, STATE AND LOCAL REGULATORY AGENCIES (CFSLRA) WETLAND Delineation Manual, Version 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS. THE WETLAND MAPPING WAS CONDUCTED IN ACCORDANCE WITH THE TECHNICAL CRITERIA OF THE COMBINED FEDERAL, STATE AND LOCAL REGULATORY AGENCIES (CFSLRA) WETLAND Delineation Manual, Version 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS. THE WETLAND MAPPING WAS CONDUCTED IN ACCORDANCE WITH THE TECHNICAL CRITERIA OF THE COMBINED FEDERAL, STATE AND LOCAL REGULATORY AGENCIES (CFSLRA) WETLAND Delineation Manual, Version 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS. THE WETLAND MAPPING WAS CONDUCTED IN ACCORDANCE WITH THE TECHNICAL CRITERIA OF THE COMBINED FEDERAL, STATE AND LOCAL REGULATORY AGENCIES (CFSLRA) WETLAND Delineation Manual, Version 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



ABUTTERS:

- ROCHESTER TAX MAP 256 LOT 61
OPEN SPACE COMMON OWNERSHIP
CDBA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101
CANDY D. BAILEY
22 CONSTITUTION WAY
ROCHESTER, NH 03607
JOHN H. & CHRISTAL STOWELL
15 CONSTITUTION WAY
ROCHESTER, NH 03607
DEANNA CORVALLA
15 CONSTITUTION WAY
ROCHESTER, NH 03607
FRANK S. BROWN & JACQUA J. FRECH
17 CONSTITUTION WAY
ROCHESTER, NH 03607
KATHY L. MAURO & PETER J. GILBERT
15 CONSTITUTION WAY
ROCHESTER, NH 03607
BRIAN JAY BOSS
22 CONSTITUTION WAY
ROCHESTER, NH 03607
CHRISTOPHER A. WILSON & CATHY S. WILSON
15 CONSTITUTION WAY
ROCHESTER, NH 03607



LEGEND

- GRANITE BOUND FOUND
- BOUND TO BE SET
- REBAR FOUND
- REBAR TO BE SET
- IRON PIPE FOUND
- DRAIN HOLE SET
- DRAIN HOLE FOUND
- UTILITY POLE
- OUT ANCHOR
- LOT LINE TO BE REMOVED
- SLOPE/GRADING AND DRAINAGE EASEMENT
- BARBARE FENCE
- BUILDING SETBACK LINE (MIN.)
- 50 PERMETER SETBACK
- EDGE OF JURISDICTIONAL WETLANDS
- T.B.R. (TO BE REMOVED)
- STONE WALL
- PROPOSED SEWER EASEMENT
- SHARED SEPTIC TANK EASEMENT
- MAINTENANCE EASEMENT
- REPLACEMENT LEACH FIELD EASEMENT



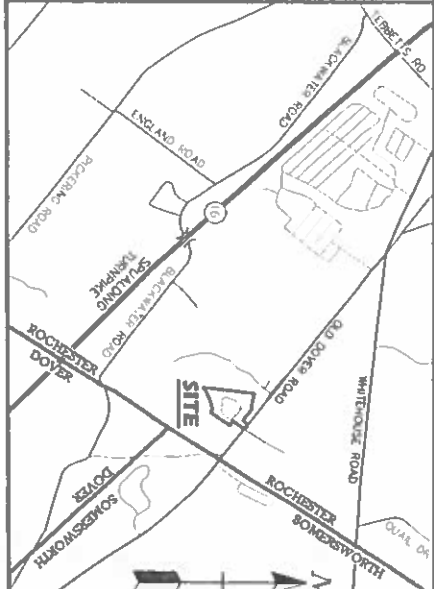
APPROVED BY THE ROCHESTER PLANNING BOARD
ON 01/10/2015
SIGNED BY: [Signature]
(NAME) 05/04/15 (POSITION)

LOT AREA TABLE

LOT	PRE-LLA SQ. FT.	ACRES	POST LLA SQ. FT.	ACRES
61-11	18,212	0.372	16,812	0.386
61-12	11,951	0.320	10,432	0.239
61-13	7,877	0.181	8,170	0.188
61-14	12,524	0.285	15,150	0.348
61-22	6,515	0.150	6,000	0.138
61-23	8,084	0.185	8,579	0.197

PLAN REFERENCES:

- SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256 LOT 61E 66 OLD DOWER ROAD (ROUTE 168) ROCHESTER, NEW HAMPSHIRE, PREPARED BY DOUGLAS J. SHERIDAN, INC. DATED DECEMBER 8, 2004. LAST REVISED 7/28/06. 5C RD PLAN# 64-(15-09).
- THE VILLAGE AT CLARK BROOK PREPARED FOR & LAND OF CDBA DEVELOPMENT, LLC LOCATED AT OLD DOWER RD. & BLACKWATER RD. ROCHESTER & DOWER, NH. DATED JULY 15, 2012. LAST REVISED 7-25-13. PREPARED BY BEDFORD DESIGN CONSULTANTS 5C RD. PLAN# 106-(15-09).



NOTES

- OWNER OF RECORD
TAX MAP 256 LOTS 61-11, 12, 13, 14, 22, AND 23
CDBA DEVELOPMENT LLC
1662 ELM STREET 03101
BOOK 3875 PAGE 484
- THE WILDT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 61-11, 61-12, 61-13, & 61-14 AND ALSO ADJUST THE LOT LINE BETWEEN 61-22 & 61-23
- SUBJECT AND ABUTTING LOTS ZONED AGRICULTURAL (PA-0-4)
- BUILDING SETBACKS (SINGLE FAMILY)
FRONT SETBACK 10'
SIDE SETBACK 7'
REAR SETBACK 20'
PERMETER SETBACK 50'
- MINIMUM LOT SIZE 5,000 SQ. FT.
MINIMUM LOT FRONTAGE 60'
- THE SUBJECT PARCELS ARE OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP SHOWING COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 330101010D, OFFICIAL DATE MAY 11, 2005.
- HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER C.S.
- SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL, GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, AND THE SUBDIVISION APPROVAL, GRANTED IS CONDITIONED ON THE SUBDIVISION APPROVAL, PARTICULARLY BELOW, NON-CONFORMANCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.
- FOR MORE INFORMATION ABOUT THE SUBDIVISION OR TO SEE A COMPLETE PLAN SET CONTAINING 1 SHEET CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WATERFIELD ST. ROCHESTER, NH 03607, (603) 335-1138
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.
- DRAINAGE PERMITS AND WATER INSPECTIONS WILL BE REQUIRED ONCE LOT DEVELOPMENT IS PROPOSED.

RECEIVED
FEB 1 2 2015
Planning Dept

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

LICENSED LAND SURVEYOR

DATE

TAX MAP 256 LOTS 61-11,12,13,14,22,23
LITTLE QUARRY LOT LINE ADJUSTMENT PLAN
PREPARED FOR AND LAND OF:
CDBA DEVELOPMENT LLC
1662 ELM STREET SUITE 2, MANCHESTER NH
LOCATED AT:
CONSTITUTION WAY
ROCHESTER, NEW HAMPSHIRE 03867

SCALE: 1" = 40'
NOVEMBER 12, 2014
SHEET 1 OF 1
DESIGN: [] DRAWN: [] CHECKED: [] BY: []
M.D.M. M.D.M. C.A.T. 5/2 18 11:30-03

Bedford Design Consultants
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4748
www.bedforddesign.com